



**City Council**  
February 23, 2021  
Regular Session

Due to the COVID-19 pandemic, public health and safety concerns require City of North Liberty public meetings to be held electronically, so as to limit the spread of the virus.

**Call to order**

Mayor Terry Donahue called the February 23, 2021 Regular Session of the North Liberty City Council to order at 6:30 p.m. Councilors present: RaQuishia Harrington, Chris Hoffman, Annie Pollock, Brent Smith, and Brian Wayson.

Others present: Ryan Heiar, Tracey Mulcahey, Grant Lientz, Ryan Rusnak, Kevin Trom, Mark Nolte, Kate Moreland, Chuck Deisback, Loren Hoffman and other interested parties.

**Approval of the Agenda**

Pollock moved, Hoffman seconded to approve the agenda. The vote was all ayes. Agenda approved.

**Consent Agenda**

Smith moved, Pollock seconded to approve the Consent Agenda including the City Council Minutes, Regular Session, February 9, 2021; the attached list of Claims; January Revenues and January Treasurer's Report. The vote was all ayes. Consent Agenda approved.

**City Engineer Report**

City Engineer Trom reported on the I380/Penn Street Project. Staff is meeting with IDOT next week to discuss landscaping and entryway features. The contractor for the Southwest Growth Utility Project has not worked for the past two weeks due to the weather. There were three crews out there today. The Ranshaw Way, Phase 5 Project has an April 20 bid letting. The public hearing will be at the last meeting in March or first meeting in April. Staff is reviewing the contract received from IDOT. The City Hall Project is in the programming and concept phase. Council discussed the report with Trom.

### **City Administrator Report**

City Administrator Heiar reported that the Community Center was evacuated this afternoon due to a gas leak. All is clear and people are allowed back in. The cause is being investigated. The indoor pool will be closed until at least 1 p.m. on Wednesday. Heiar updated on the upcoming FY budget. The certification hearing and adoption will be held on March 9. Staff has submitted an STBG application to MPOJC for Ranshaw Way, Phase 6. City staff is close to implementing the new financial software. Heiar updated Council on the rent and utility assistance program coming from the federal government via the state. It is for renters, at or below 80% area median income who have been affected by COVID-19. Staff is contacting past due utility accounts with the information that is known now. He encouraged eligible residents to check out the Iowa Finance Authority website and the City's website. Those who don't qualify should reach out to the City for assistance, if they have been affected by COVID-19 and can't pay their City utility bill.

### **Mayor Report**

Mayor Donahue reported that he attended the Guidelink tour with Governor Reynolds. He attended the Certificate of Need hearing for UIHC. He presented information on three bills he is following closely in the Iowa Legislature.

### **Project Better Together**

Mark Nolte and Kate Moreland presented information on Project Better Together. Council discussed the information presented with Nolte and Moreland.

### **Greenbelt Trail II LLC Rezoning**

Rusnak presented information on the application. At 7:01 p.m., Mayor Donahue opened the public hearing regarding proposed rezoning request. No oral or written comments were received. The public hearing was closed.

Rusnak reported that Staff and Planning Commission recommended approval. Council discussed the application with staff.

Loren Hoffman, Hall and Hall Engineers, was present on behalf of the applicant and offered to answer questions and provided additional information on the application. Council discussed the application with Hoffman.

Wayson moved, Hoffman seconded to approve the first consideration of Ordinance Number 2021-01, An Ordinance amending Chapter 167 of the North Liberty Code of Ordinances by amending the use regulations on property located on the west side of North Liberty Road approximately 225 feet north of Salm Drive and also being east of the Arlington Ridge Subdivision located in North Liberty, Iowa to those set forth in the

Municipal Code for the RS-6 Single-Unit Residence District. After discussion, the vote was: ayes – Harrington, Pollock, Smith, Wayson, Hoffman; nays – none. Motion carried.

### **Dog Park Rezoning**

Rusnak presented information on the rezoning application. At 7:25 p.m., Mayor Donahue opened the public hearing regarding proposed rezoning request. No oral or written comments were received. The public hearing was closed.

Rusnak reported that Staff and Planning Commission recommended approval.

Pollock moved, Wayson seconded to approve the first consideration of Ordinance Number 2021-02, An Ordinance amending Chapter 167 of the North Liberty Code of Ordinances by amending the use regulations on property located on the east side of North Liberty Road approximately .35 miles north of Oak Lane NE located in North Liberty, Iowa to those set forth in the Municipal Code for the P Public Use District. The vote was: ayes – Wayson, Hoffman, Harrington, Smith, Pollock; nays – none. Motion carried.

### **Zoning Code – Sign Regulations Amendment**

Rusnak presented information on the amendments. Council discussed the amendments with staff. At 7:31 p.m., Mayor Donahue opened the public hearing regarding proposed zoning code amendments. No oral or written comments were received. The public hearing was closed.

Rusnak reported that Staff and Planning Commission recommended approval.

Hoffman moved, Wayson seconded to approve the first Consideration of Ordinance Number 2021-03, An Ordinance amending Chapter 173 Code of Ordinances of North Liberty, Iowa, entitled “Zoning Code-Sign Regulations” by amending several sections in Chapter 173 related to exempt signs, specific sign regulations and temporary signs and by deleting Section 173.09 entitled “Signs in the Commercial Recreational Vehicle District.” The vote was: ayes – Wayson, Smith, Hoffman, Harrington, Pollock; nays – none. Motion carried.

### **Dog Park Membership Ordinance**

Lientz presented information on the proposed ordinance. At 7:34 p.m., Mayor Donahue opened the public hearing regarding proposed amendments to various dog related ordinances. No oral or written comments were received. The public hearing was closed.

Wayson moved, Hoffman seconded to approve the first Consideration of Ordinance Number 2021-04, An Ordinance amending the Code of Ordinances of the City of North Liberty, Iowa updating portions of the Animal Control Code and Park Regulations concerning membership for and use of Dog Parks and Off-Leash Areas. After discussion, the vote was: ayes – Harrington, Pollock, Smith, Wayson, Hoffman; nays – none. Motion carried.

### **IDOT Agreement**

Hoffman and Trom presented information on this agreement. Smith moved, Pollock seconded to approve Resolution Number 2021-11, A Resolution approving the Preconstruction Agreement for a Primary Road Project between the Iowa Department of Transportation and the City of North Liberty (Iowa DOT Agreement No: 2021-17-042). The vote was: ayes – Hoffman, Smith, Pollock, Wayson, Harrington; nays – none. Motion carried.

### **South Slope Agreement**

Chuck Deisbeck, South Slope, presented additional information on the agreement. At 7:40 p.m., Mayor Donahue opening the public hearing regarding proposed twenty-five-year ground lease agreement with South Slope. No oral or written comments were received. The public hearing was closed.

Hoffman moved, Smith seconded to approve Resolution Number 2021-12, A Resolution approving the Ground Lease Agreement between the City of North Liberty and South Slope Cooperative Telephone Company, Inc. The vote was: ayes – Smith, Hoffman, Wayson, Harrington, Pollock; nays – none. Motion carried.

### **Assessment Resolution**

Hoffman moved, Harrington seconded to approve Resolution Number 2021-13, A Resolution assessing delinquent amounts owed to the City of North Liberty, Iowa to individual property taxes. The vote was: ayes – Wayson, Hoffman, Harrington, Smith, Pollock; nays – none. Motion carried.

### **FY 2021-2022 Budget**

At 7:42 p.m., Mayor Donahue opened the public hearing regarding the maximum levy for the upcoming fiscal year, FY 2022, July 1, 2021 – June 30, 2022 for certain levies. No oral or written comments were received. The public hearing was closed.

Wayson moved, Pollock seconded to approve Resolution Number 2021-14, A Resolution approving the Maximum Tax Dollars from Certain Levies for the City of North Liberty's

Proposed Budget for Fiscal Year 2021-2022. After discussion, the vote was: ayes – Hoffman, Pollock, Wayson, Harrington, Smith; nays – none. Motion carried.

### **St. Andrews Drive Project**

Lientz presented information regarding this resolution. Hoffman moved, Wayson seconded to approve Resolution Number 2021-15, A Resolution approving the acquisition of additional right of way for the St. Andrews Drive Project. After discussion, the vote was: ayes – Pollock, Smith, Hoffman, Wayson, Harrington; nays – none. Motion carried.

### **Old Business**

Councilor Smith spoke regarding his involvement in the UIHC hearing.

### **New Business**

Councilor Wayson reported that it is Restaurant Week. He encouraged support of local restaurants.

### **Adjournment**

Mayor Donahue adjourned the meeting at 7:49 p.m.

## **CITY OF NORTH LIBERTY**

By: \_\_\_\_\_  
Terry L. Donahue, Mayor

Attest: \_\_\_\_\_  
Tracey Mulcahey, City Clerk